City of Seattle
Department of Planning and Development
Applicant Services Center
700 Fifth Avenue, Suite 2000
P. O. Box 34019
Seattle, WA 98124-4019

INSTRUCTIONS TO OBTAIN A CURB CUT TO A SINGLE FAMILY RESIDENCE

(See a Land Use Planner to explain the following code requirements)

A. Determine if you are eligible to have vehicular access from the street.

1. If you have an alley improved to code standards (paved with asphalt or concrete) you will need to take access from the alley adjacent to your lot. (Seattle Municipal Code (SMC) – 23.53.030C, 23.44.016A)
2. If you do not have an alley adjacent to your lot, your alley is not improved or your lot meets one of the exceptions specified in the Land Use Code (SMC 23.44.016A2), you may obtain access from the street.

B. Determine where you will park your vehicle on the lot.

1. Parking is permitted in the rear yard and in the side yard. (SMC 23.44.016C)
2. Parking is generally not permitted in the required front yard (the first 20 feet of your lot – measured from the property line toward your house or a mathematical average of the actual measured yards of the lots on either side of you (SMC 23.44.014A). Check the Land Use Code for exceptions to allow parking in the required front yard. (SMC 23.44.016C3, C4, C5 and C6)
3. Parking on the side of your house is permitted when the distance from the wall of the structure to the property line is a minimum of 10 feet). (SMC 23.54.030A6)
4. The driveway to get to the parking space must be a minimum of 10 feet wide. (SMC 23.54.030D1)

C. Are you planning to construct a carport or garage for your vehicle?

1. The normal procedure is to obtain a permit to construct the carport or garage before getting a curb cut permit. Once the building permit is issued, we will issue a separate curb cut permit based upon the approved parking location and access.
2. We may issue a curb cut as a first step in the permit process. If a curb cut is desired before the construction permit is obtained, carefully design the location of the curb cut to match the future carport or garage access.

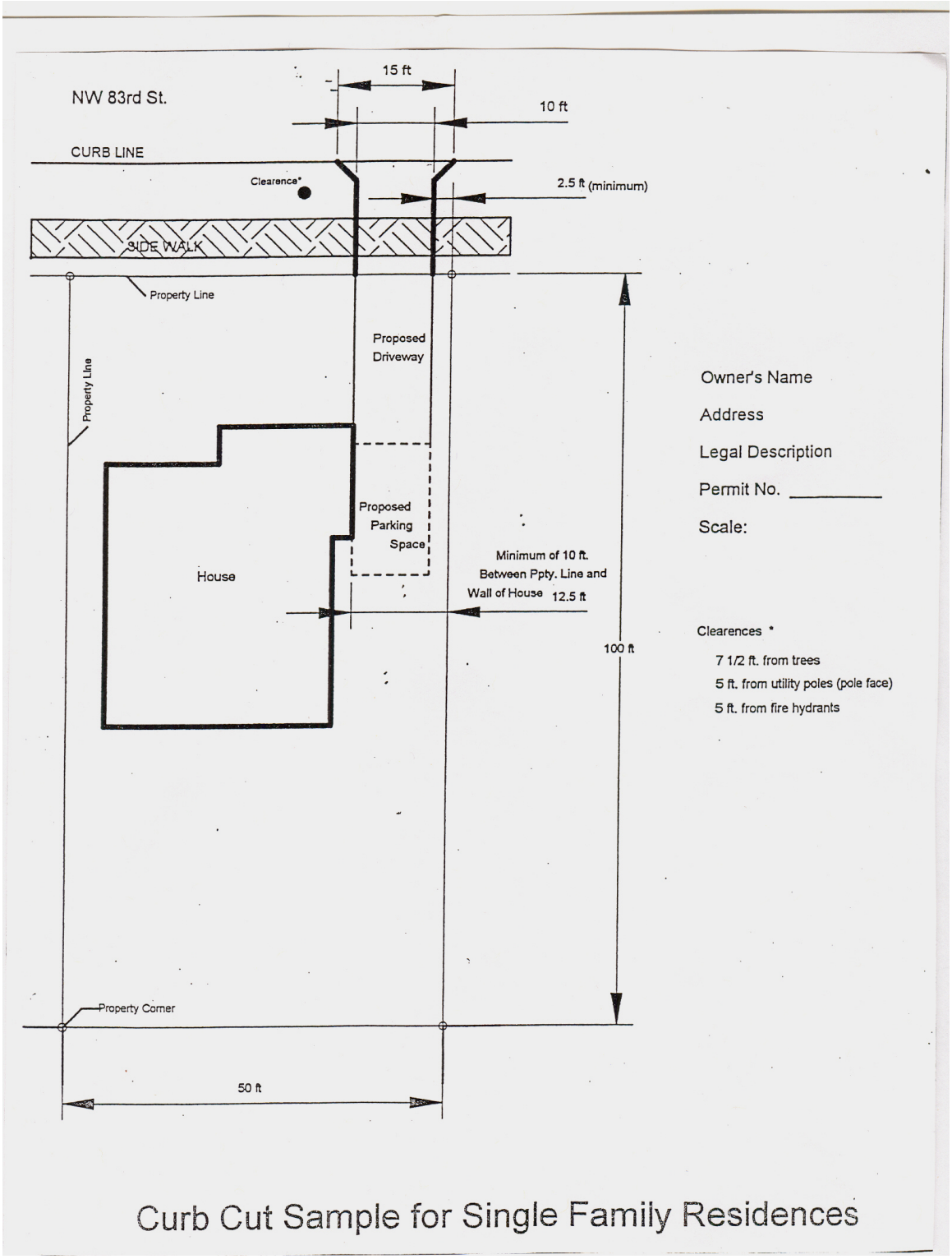
D. Design the curb cut.

1. Use the attached sample to guide you in creating a simple plot plan to show your proposed curb cut access to the street.
2. Your plan must be to scale and must include:
   a. Lot measurements
   b. Title block information (name, address, legal description, scale).
   c. Curb cut minimum standards
   d. Location of the house, new driveway, sidewalk (if any) and concrete curb
   e. Street name(s), a North arrow
   f. Dimension of the curb cut and flair at the street

THE PLAN MUST BE MICROFILMABLE

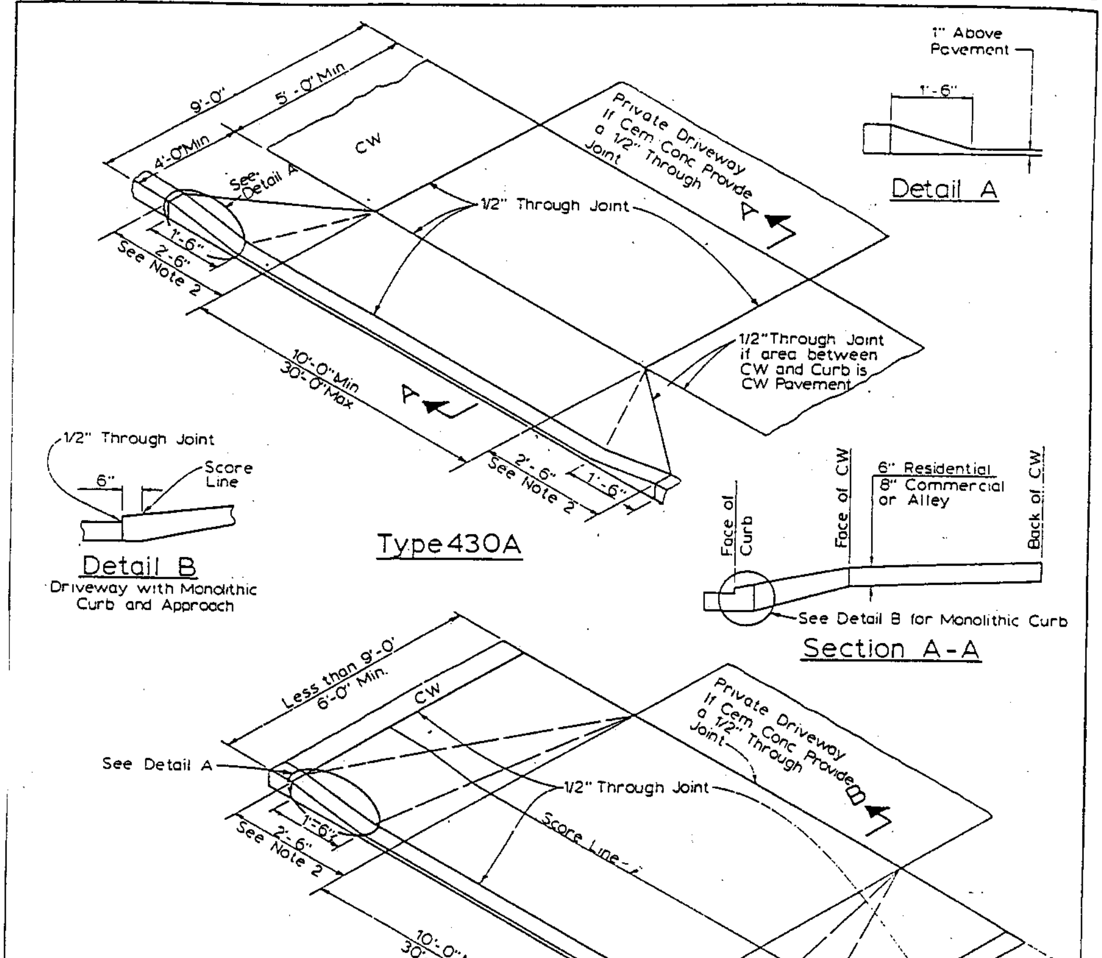
E. Obtain the permit.

1. Bring the completed plot plan back to Department of Planning and Development (DPD), Applicant Services Center and request to see a Land Use Planner.
2. If you had a building permit for a new garage or carport that has new access to the street, **bring the approved set of plans** to DPD to get your curb cut permit issued.
3. The cost of a single family curb cut is $165.00 if a related building permit is issued or $227.00 if there is no related building permit.
4. The Land Use Planner will explain the inspection process to you once the permit is issued.



Curb Cut Sample for Single Family Residences

Standard Plan No. 430.1



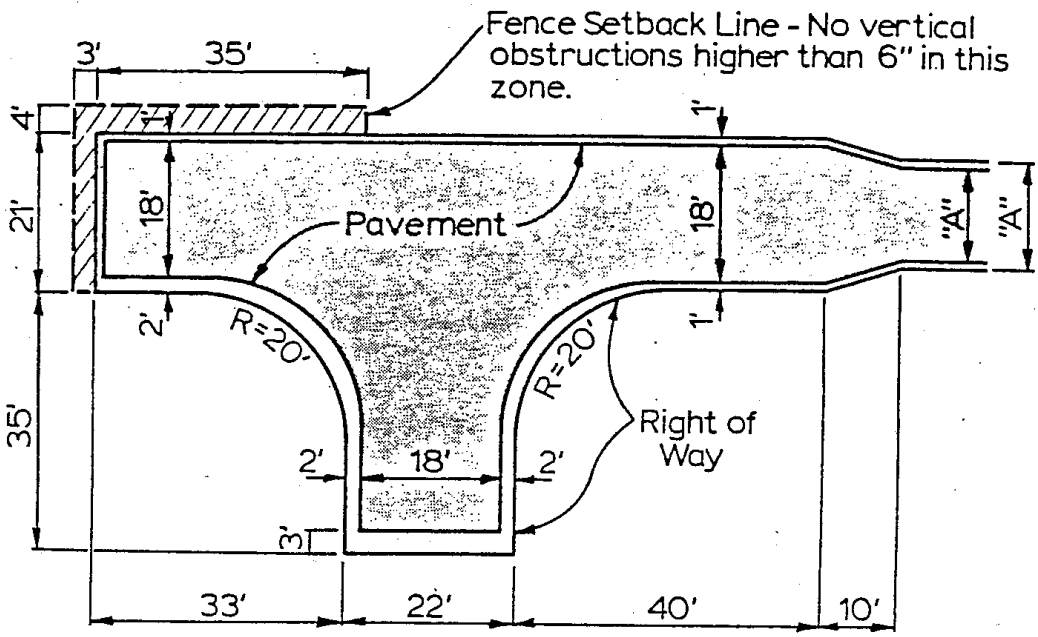
NOTES

1. Concrete shall be Cl 6 (1½) or Cl 6 (¾) at Contractor's option.
2. On arterial streets where traveled lane is next to curb, this distance shall be 5'-0"
3. When existing parking meters are to be removed for new driveway construction, contact Transportation Division a minimum of 2 working days prior to scheduled work to coordinate removal of meter heads.
4. Reference standard plan No. 431 for concrete driveway placed with sidewalk construction.

Ref. Std. Spec. Sec. 8-19

APPROVED BY THE BOARD OF PUBLIC WORKS ___ CHAIRMAN ATTEST ___ EXEC SECRETARY	CITY OF SEATTLE DEPARTMENT OF ENGINEERING	Type 430 Driveway

Alley and Easement Turnaround



"A" = Per Alley or Easement Width Standards

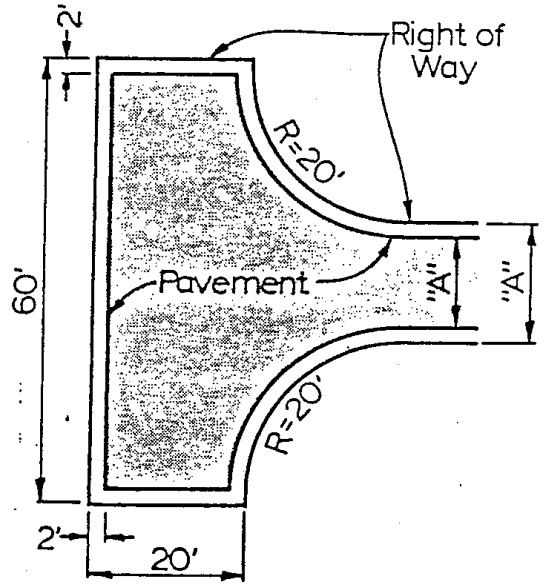


Exhibit X

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